

**Berryessa Creek Element
Coyote and Berryessa Creeks
Flood Control Project
Santa Clara County, California**

Appendix D: HTRW Assessment



**HAZARDOUS, TOXIC AND RADIOACTIVE WASTE PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**BERRYESSA CREEK FLOOD CONTROL PROJECT
MILPITAS, CALIFORNIA**



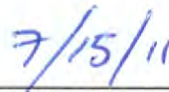
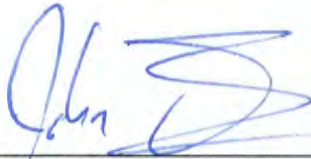
ENVIRONMENTAL SITE ASSESSMENT
BERRYESSA CREEK FLOOD CONTROL PROJECT
MILPITAS, CALIFORNIA

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ACRONYMS

AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
CA FID	California Facility Inventory Database
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CESPK	US Army Corps of Engineers, Sacramento District
CFR	Code of Federal Regulations
CHMIRS	California Hazardous Material Incident Reporting System
CS	Contaminated Sites
DTSC	Department of Toxic Substance Control
ED-EC	Environmental Chemistry Section
EDR	Environmental Data Resources Inc.
ER	Engineering Regulation (US Army Corps of Engineers)
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FIFRA	Federal Insecticide, Fungicide and Rodenticide Act
GPS	Global Positioning System
HIST	Historical UST Registered Database
HS	Hazardous Substance
HTRW	Hazardous, Toxic or Radioactive Waste
HW	Hazardous Waste
IAW	In accordance with
ID	Identification
LUC	Land Use Control
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
NEPA	National Environmental Policy Act
NFA	No further Action
NPL	National Priority List (Superfund Site)
PCB	Polychlorinated Biphenyl
PG&E	Pacific Gas and Electric Co.
PM10	Particulate matter 10 microns or less
RCRA	Resource Conservation and Recovery Act
R.E.A.	Registered Environmental Assessor (California)
R.E.A. I	Registered Environmental Assessor Class I
REC	Recognized Environmental Condition
SLIC	Spill, Leaks, Investigation and Cleanup Cost Recovery
SWF/LF	Solid Waste Facilities/Landfill Sites
SWIS	Solid Waste Information System
SWRCB	State Water Resources Control Board
TSCA	Toxic Substance Control Act
US	United States of America
USACE	United States Army Corps of Engineers
USEPA	US Environmental Protection Agency

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USGS	US Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program
WDS	Waste Discharge System
WMUDS	Waste Management Unit Database System

1.0 EXECUTIVE SUMMARY

The methodology of ASTM 1597-05 is used to conduct a Phase I Environmental Site Assessment (ESA) to identify recognized environmental conditions in order to establish the presence or likely presence of hazardous substances or petroleum products under conditions that indicate a likely release, a past release or a material threat of a release of those substances. The ESA also provides background information for National Environmental Policy Act (NEPA) documents and can be included in the appendix of NEPA documents or included by reference.

In 2011, USACE performed an ESA for the Berryessa Creek Flood Control Project. The ESA project site (the site) comprises a region along the creek from about Montague Expressway to State Highway 237 and within a one-mile radius from the creek center.

The ESA contained herein was conducted using ASTM E1527-05 and ER1165-2-132 as guidance.

There are four sites that have recognized environmental conditions (REC): (1) One plume along Berryessa Creek in the vicinity of Montague Expressway and (2) one in the vicinity of the confluence of Berryessa and Piedmont Creeks. Both of these plumes about 6 to 10 feet deep. If construction is expected to approach that depth, appropriate precautionary measures and disposal methods may be necessary. The chemicals of concern in these cases are volatile organic compounds, PAHs and metals (copper, cadmium and mercury); (3) another REC is the Stonegate residential development, which is under land use controls (LUC), but because of its apparent cleanliness and distance from Berryessa Creek, the risk posed is considered to be low; (4) the fourth site is the area thought to be the former Kaiser Research Lab. This site could not be located with certainty, because the street numbers are no longer displayed, but the empty lot in this vicinity exhibits stressed vegetation. No other sites were considered to have RECs. Many of these facilities had historical releases but had changed hands between the listing and the site reconnaissance. They generally appeared well-kept and clean. Other sites that still had the same ownership also appeared clean and well-maintained. There are a few sites with ASTs and/or USTs that are close to the creek, but they appear to be well managed and should not pose a problem.

Based on the findings of this ESA, CESP-K-ED-EC concludes that no further environmental actions are warranted for the project site.

2.0 INTRODUCTION

2.1 PURPOSE

The Environmental Chemistry Section (ED-EC) of the Environmental Engineering Branch of the USACE in Sacramento, California, has prepared this Appendix for the proposed Berryessa Creek Flood Control Project in Milpitas, Santa Clara County, California. This appendix is known as an Environmental Site Assessment (ESA) or a Phase I ESA by the environmental community.

The National Environmental Policy Act (NEPA), the California Environmental Quality Act (CEQA) and the USACE regulations require that an Environmental Site Assessment (ESA) be performed on a construction project site and its surrounding area. The purpose of the ESA is to identify and document recognized environmental conditions that may have adverse impacts on the proposed construction project. ASTM 1527-05, "Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process," defines recognized environmental conditions as "The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws." Additionally, the ESA is used to provide useful information for the construction personnel when planning for worker safety and health.

In 2011, USACE performed an ESA for the Berryessa Creek Flood Control Project, in accordance with ASTM 1527-05 and USACE ER 1165-2-132, "Hazardous, Toxic and Radioactive Waste Guidance (HTRW)" and the EPA "All Appropriate Inquiries (AAI)" standards.. The ESA consisted of reviewing regulatory lists of HTRW sites, historical literature, aerial photographs, websites and conducting interviews with people who are knowledgeable about the project, the project site and the surrounding area. A site reconnaissance was also conducted as part of the ESA process.

2.2 DETAILED SCOPE-OF-SERVICES

The ESA project site (the site) lies in the corridor drawn on a one-mile radius using Berryessa Creek between State Highway 237 and Interstate 680 as the center. The ESA is concerned with identifying and documenting recognized environmental conditions as defined by ASTM 1527-05 on this site and the adjacent properties using commonly known and reasonably ascertainable information, such as historical records, regulatory databases, and aerial photographs.

2.3 SIGNIFICANT ASSUMPTIONS

Since there have been significant releases of hazardous materials in the past, the site reconnaissance was performed using ASTM 1527-05 as a guideline to possibly locate any continuing or potential releases of hazardous materials. If the literature or records indicated that a release site was closed, it was assumed that no further action was warranted on the part of the site reconnaissance team. Listed sites that did not have adequate information in the literature were visited, as were sites that may have had a continuing problem. Further, the portion of the creek between Montague Expressway and State Highway 237 was walked to determine if any RECs not associated with the historical records could be seen.

2.4 LIMITATIONS AND EXCEPTIONS

The ESA does not include any sampling or testing of soil, air, water or building materials. The interiors of buildings and structures were not inspected. Plumes existing belowground were, of course, not observable,

although an effort was made to detect any signs of distressed vegetation, unusual odors, or any other physical property that might indicate that a release was present.

The findings and conclusions of this ESA are based only on the best information that is available during the time of this assessment. The possibility exists when additional information might be discovered that could alter the findings and the conclusions of this ESA. According to AAI standards, this ESA is valid for one year from its date of completion.

2.5 SPECIAL TERMS AND CONDITIONS

The current Berryessa Creek Flood Control Project does not involve purchase of property for commercial purposes, and as such, the conditions for the ASTM specifications are not completely applicable. The ASTM standard is used as a guide and sections that are not applicable are deleted or modified to meet the requirements of the project. Where applicable, the format and guidance recommended by ASTM is followed as stated in standard E 1527-05.

2.6 USER RELIANCE

There has been no contradictory information provided. This Phase I ESA is intended for use only as the complete document, and may be distributed and relied upon by the USACE and its assignee. This report is subject to the Significant Assumptions, Limitations and Exceptions, and other restrictions as defined in this ESA.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The Berryessa Creek Flood Control Project is concerned with the portion of Berryessa Creek that is between State Highway 237 and Interstate 680, which is located in Santa Clara County, California. The ESA project site lies within the boundaries drawn at a one-mile radius from the centerline of the creek.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

Berryessa Creek runs through developed commercial and residential areas in Milpitas, California. The creek is generally well-maintained and free from dumping of discarded items, although the site reconnaissance team found evidence that one gallon of waste antifreeze was thrown into the creek (Figure 33) and a box of waste petroleum products was discarded on the pavement adjacent to the creek (Figure 22).

3.3 CURRENT USE OF THE PROPERTY

The site is currently used as a drainage system for storm water that flows from the upper reaches of the Berryessa watershed.

3.4 DESCRIPTIONS OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE

In general, there are no developments along the creek, with the exception of a few railroad bridges, roads and high-voltage lines. The area is fenced so that unauthorized vehicles do not have access.

3.5 CURRENT USES OF THE ADJOINING PROPERTIES

The land use in the Berryessa Creek area is mostly developed commercial and some residential. Former use included prune or plum orchards.

4.0 USER PROVIDED INFORMATION

4.1 TITLE RECORDS

Title records were not obtained as they were not required to develop a history of the previous uses of the site, per ASTM 1597-05.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

There are no environmental liens within the area one mile from the centerline of the creek (Ref 5), however there are two known plumes, one near the intersection of the creek and Montague Expressway and the other near the confluence of Piedmont and Berryessa Creeks. In addition, there is one site with land use controls east of Interstate 680, near David Lane. The records used to ascertain this information include: the National Priority List, Federal Superfund Liens, Federal Institutional Controls/Engineering Controls Registries, State and Tribal Equivalent NPL - State Response Sites, State and Tribal Registered Storage Tank Lists – Active UST Facilities, Aboveground Petroleum Storage Tank Facilities and USTs on Indian Land, US Clandestine Drug Labs, Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Lien Information, Land Use Control Information System, Environmental Liens Listing, Military Cleanup Sites Listing, Department of Defense Sites, and Formerly Used Defense Sites.

4.3 REASON FOR PERFORMING PHASE I

The use of ASTM 1597-05 is to identify recognized environmental conditions in order to establish the presence or likely presence of hazardous substances or petroleum products under conditions that indicate a likely release, a past release or a material threat of a release of those substances. The ESA also provides background information for NEPA documents and can be included in the appendix of NEPA documents or included by reference.

4.4 OTHER

This ESA will follow the environmental industry practice of using the guidelines set forth in the USEPA rule concerning “All Appropriate Inquiries,” the ASTM E 1527-05 standard and USACE Engineering Regulation (ER) 1162-2-132. ASTM E 1527-05 was designed to protect persons purchasing property from liability arising from adverse environmental conditions, but also may be used for other situations per Section 4.2.1 of the ASTM standard.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

USACE hired a contractor to perform the environmental records and database searches. A listing of the historical environmental record sources is provided in the Environmental Records Search, EDR DataMap Corridor Study, Berryessa Creek, Santa Clara County, California, produced by Environmental Data Resources, Inc., May 2011. This is attached as Section 16.4.

5.2 HISTORICAL USE INFORMATION ON THE PROPERTY AND ADJOINING PROPERTIES

ASTM E 1527-05 requires that an ESA consist of diligently conducting a reasonable search of all available information, performing a site reconnaissance and interviewing people who are knowledgeable about the current and past uses of the project site and surrounding area, its waste disposal practices and its environmental compliance history.

Specifically, the current search consisted of information from the following sources:

- (1) A search of the available records as provided by Environmental Records Search, EDR DataMap Corridor Study, Berryessa Creek, Santa Clara County, California (Ref 5).
- (2) A reconnaissance of sites along the Berryessa Creek between State Highway 237 and Interstate 680 and a reconnaissance of possible problem sites as indicated by the records search. See Appendix 16.3 for a list of the site photographs.
- (3) Interviews of appropriate personnel that might have knowledge of recognized environmental conditions. See Appendix 16.7 for interview records.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance was conducted using the EDR Data Map – Corridor Study generated by Environmental Data Resources Inc. The reconnaissance consisted of locating the sites with potential REC and also walking the length of the creek in the area to be considered. The scoping and the time factor prohibited obtaining access to buildings. Photographs of typical locations were taken and any RECs were noted and photographed. Global positioning system (GPS) coordinates were obtained for these sites, using a Garmin Model GPS 650.

6.2 GENERAL SITE SETTING

The adjacent properties to the creek are largely commercial, although some sections are urban/suburban residential. There are a few parks and open lots scattered within the area of study.

6.3 EXTERIOR OBSERVATIONS

The properties immediately adjacent to Berryessa Creek and within the one-mile radius tend to be mixed commercial properties and residences, condominiums and apartments.

Milpitas has many different neighborhoods within the study area, most are generally well-kept and maintained, while a few exhibit the usual urban graffiti, trash, etc. The commercial sites usually have a clean appearance, although some are not maintained as well, especially in back, in fenced areas.

There are a few facilities adjacent to the levees that have or use hazardous substances, usually in ASTs or USTs. All of these appeared to be storing or using the substances in accordance with applicable regulations. No RECs were found. At two locations, small amounts of petroleum products or antifreeze were discarded, but since the amounts were less than one gallon, these were considered to be de minimis. There are two plumes resulting from historical releases (Ref 4), but they were at least 6 feet below surface and no surface effects could be seen. There are numerous pole- and ground- mounted transformers (Figures 1-4), but these can be considered to be PCB-free since there are no listings for PCB transformers (Ref 5). In addition, they are secured and appear to be well-maintained.

Site Reconnaissance

The objective of the site reconnaissance was to obtain information indicating the likelihood of REC in connection with the site. The site reconnaissance was conducted on June 21, 2011, and found the following (Numbers in parentheses indicate reference numbers from the EDR map, if applicable. Some numbers may refer to multiple sites):

1. Two gas stations (EDR #2 and # 58), which had historical releases, but the environmental sites are considered closed or no further action (NFA) is warranted (Figures 5-8 and Ref 5).
2. Four industrial sites that had been listed as having releases (Ref 5) but have changed hands since the listing. These are DEVCON Construction Co.(EDR #10), which is now Grace Alliance Church (Figure 9), COMAC (EDR #24), now Iron Mountain Co. (Figures 10-11), Landmark Labels (EDR #49), now Emotion Co. (Figure 12), Intersil Corp. (EDR #62), now Peoples Associates (Figure 13), and "Industrial Building" (EDR #62), now DDI (Figure14).
3. One residential site (EDR #42) was reported to have a release (Ref 5), presumably during construction, but this is not currently evident (Figure 15), since the construction phase is complete and homes occupy the site. The site, located at 1260 Dempsey Rd, east of Interstate 680, is under land use controls. While this is counted as a REC, it is not considered to be close enough to affect the proposed project at Berryessa Creek.
4. Three industrial sites were listed as having released a HS and are still under the same company name: Flex Interconnect (EDR #49, Figures 16-19), Vector Fabrication/KML Engineering Corp. (EDR #49, Figures 21-22), and Cordova Printed Circuits (EDR #49, Figures 23-24). These facilities were located all in the same court. Although they backed up to the creek, these facilities now are clean and exhibit no threat of a release.
5. One listed site, Kaiser Experimental Labs (EDR #56), 1600 S. Main St., could not be located, but the presumed address is now a vacant lot (Figures 25-27). This site shows signs of distressed vegetation, which is a REC, but it is fairly distant from the creek, and will not likely affect construction.
6. Other sites investigated, but were not listed in the EDR Report, include a CFN Gas Station, which is located within 100 feet of the creek (Figure 28), a distribution plant, which has an AST and a UST on site (Figures 29-30), a processing plant, which has five USTs (Figures 31-32).
7. There are many instances of transformers in the region studied. Several examples of these are shown in figures 1-4. None of them is considered to be a REC, partly because they appear to be in good condition, secure, either by height above ground or by locked cabinets, and because they no longer contain PCBs (Ref 5).
8. The final segment of the reconnaissance involved walking along the creek. The creek and the immediate surroundings appear to be routinely maintained, since only two instances of discarded materials could be found (Figure 33). The 1-gallon container of antifreeze is not considered to be a REC due to its small size, and it was empty or nearly empty. There are a few bridges and a few power transmission lines that cross the creek (Figures 34-37). The properties that are immediately adjacent to the creek consist mostly of commercial structures, but there are also a few residential neighborhoods in the

vicinity. Reference 4 mentions two historical plumes, which are considered to be RECs, but no evidence of these could be seen.

6.4 INTERIOR OBSERVATIONS

Interiors of structures were not inspected since they were not part of the project scope and per section 4.5.2 of the ASTM standard, time limitations prevented obtaining access from each owner of every structure.

7.0 INTERVIEWS

The purpose of conducting interviews was to obtain up-to-date information and confirm known information about recognized environmental conditions in connection with the site. The following tables list the individuals who were interviewed. Details about each interview may be found in Section 16.7.

7.1 INTERVIEWS

Individual Contacted	Date	Title/Organization	Contact Information	Page Number
Mr. Will Chase	6/21/2011	General Manager, Emotion	1664 Watson Ct., Milpitas CA (408) 333-9778	1
Mr. Donald Peoples	6/21/2011	President, Peoples Associates, Structural Engineers	1996 Tarob Ct., Milpitas CA 95035-6824 (408) 957-9220	2

8.0 FINDINGS

The ESA yielded the following results:

1. Sites that were reported by EDR and have not been closed are considered RECs, but they will not affect the construction because they are under control, exhibit no signs of continuing release and are generally downstream and distant from the construction area, excepting the two plumes mentioned in 2, below.
2. Two sites were reported in Ref (4) to have releases with associated plumes. Depending upon the depth of the plume and the depth of construction, these may affect construction. Chemicals of concern in these cases are volatile organic compounds, PAHs and metals (copper, cadmium and mercury).
3. There are no historically significant sites or Indian lands within the study area (Ref 5).

9.0 OPINION

The inquiry has adequately identified conditions that may be indicative of possible releases or threatened releases of HS on, at, in or to the site. Four locations within the study area have RECs: (1) a residential neighborhood that is under land use controls and (2) a former research laboratory site, where there is evidence of stressed vegetation. Neither of these sites are considered to have an effect on the construction project, since they are at a considerable distance and they are also down gradient from the proposed construction zone. (3) is a plume located near the confluence of Berryessa Creek and Piedmont Creek and (4) is a plume located near the intersection of Berryessa Creek and Montague Expressway. Both of these are historic releases that were not observed during the site reconnaissance, since they are estimated to be 6 to 10 feet below the surface. They may contain the following substances: volatile organic compounds, PAHs and metals (copper, cadmium and mercury). At this time, the depth of the construction has not been decided and it is not known how much these plumes will interfere with construction efforts. If construction is expected to be at least this deep in the vicinity of these plumes, then appropriate testing and precautionary measures are warranted.

10.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Berryessa Creek in Milpitas, in Santa Clara County, California. Any exceptions to, or deletions from this practice are described in Section 2.4 of this report. This assessment has revealed that there are recognized environmental conditions in connection with the site. The conditions are described in Section 9.0, above. In the plume locations mentioned above, if the construction is likely to be deep enough in the soil to encounter the contamination (approximately 6 feet deep), then effective countermeasures need to be utilized in order to protect worker health and safety.

Based on the findings of this ESA, CESP-K-ED-EC concludes that no further environmental actions are warranted for the project site.

11.0 DEVIATIONS

11.1 MULTIPLE OWNERS

The property in question is owned by the Santa Clara Valley Water District.

11.2 VALUATION REDUCTION

Because there is no purchase of property involved in this project, the valuation reduction section does not apply.

11.3 DATA GAPS

No data gaps as defined in 40 CFR Section 312.10 were identified.

12.0 ADDITIONAL SERVICES

There were no additional services performed.

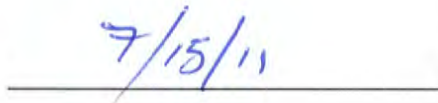
13.0 REFERENCES

- (1) ASTM, E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Phase I ESA)
- (2) ASTM, E 1528-00 Standard Practice for Environmental Site Assessments: Transaction Screen Process (Transaction Screen)
- (3) USACE, ER 1165-2-132 Hazardous, Toxic and Radioactive Waste (HTWR) Guidance for Civil Works Projects, 26 June, 1992.
- (4) Berryessa Creek Project, Santa Clara County, California, Tetra Tech, Inc., June, 2004.
- (5) EDR DataMap Corridor Study, Berryessa Creek, Santa Clara County, California, Environmental Data Resources, Inc., May 19, 2011. (On the Crystal server under engineering\Environmental Engineering\Berryessa\EDR Report)

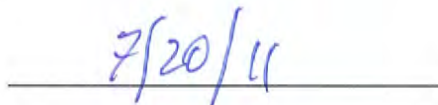
14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS



John Esparza, R.E.A. I, No. 06249
Section Chief, Environmental Chemistry Section



Thomas Kellogg, R.E.A. I, No. 06771
Chemist, Environmental Chemistry Section

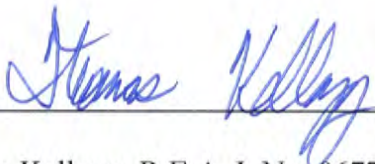


15.0 DECLARATION OF THE QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

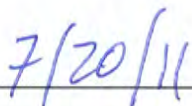
We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR, Section 321.10.



John Esparza, R.E.A. I, No. 06249
Section Chief, Environmental Chemistry Section



Thomas Kellogg, R.E.A. I, No. 06771
Chemist, Environmental Chemistry Section



16.0 APPENDICES

16.1 SITE (VICINITY) MAP



Figure 16.1

16.2 SITE PLAN



Figure 16.2

16.3 SITE PHOTOGRAPHS

All Photographs are of sites in Milpitas, California, taken on June 21, 2011.
Photographs are accessed on the Crystal server under
engineering/Environmental Engineering/Berryessa

Fig	Photo ID	Site #	GPS Coordinates	Description	Distance from Berryessa Creek (est.)
1	P1050352	N/A	N37°24'44.5" W121°53'5.6"	Tank-type transformer, pole-mounted. Blue label near bottom left of tank indicates PCB-free.	90 ft
2	P1050375	N/A	N37°24'37.3" W121°53'1.1"	1650 Watson Ct. Ground-mounted transformer (typical).	90 ft
3	P1050379	N/A	N37°24'37.3" W121°53'1.1"	Ground-mounted transformer #T1142 near 1658 Watson Ct.	90 ft
4	P1050391	N/A	N37°25'32.2" W121°53'23.5"	A ground-mounted transformer located near creek at 682 S. Hillview Dr., TDK Headway Technologies, Inc.	200 ft
5	P1050339	2	N37°16'9.8" W121°52'58.2"	12 Park Victoria. Return line for the vapor tank.	570 ft
6	P1050342	2	N37°16'9.8" W121°52'58.2"	12 Park Victoria. Vapor Tank (behind secure enclosure).	570 ft
7	P1050343	2	N37°16'9.8" W121°52'58.2"	Repaired road surface where old UST may have been located. 12 Park Victoria.	570 ft
8	P1050344	2	N37°16'9.8" W121°52'58.2"	Overview of Shell Oil Co., 12 Park Victoria.	570 ft
9	P1050347	10	N37°25'54.0" W121°53'34.8"	Grace Alliance Church, formerly DEVCON Construction Co..	180 ft
10	P1050346	24	N37°25'36.2" W121°53'1.9"	Entrance to Iron Mountain Co. (formerly COMAC)	1080 ft
11	P1050345	24	N37°25'36.2" W121°53'1.9"	Rear of Iron Mountain Co. bldg	1080 ft
12	P1050380	49	N37°24'37.3" W121°53'1.1"	1660 Watson Ct.; Now Emotion Co., formerly Landmark Labels.	90 ft
13	P1050384	62	N37°24'18.1" W121°53'22.8"	Peoples Associates, formerly Intersil Corp., 1996 Tarob Ct.	1440 ft

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14	P1050385	62	N37°24'23.6" W121°53'25.8"	1831-1841 Tarob Ct., DDI, formerly "Industrial Building"	1440 ft
15	P1050349	42	N37°25'4.9" W121°52'32.3"	Now Stonegate residential development. No RECs apparent, however land use controls in effect.	2100 ft
16	P1050355	49	N37°24'38.6" W121°53'2.7"	1603 Watson Ct. Flex Interconnect, case closed 4/12/2000.	250 ft
17	P1050370	49	N37°24'38.6" W121°53'2.7"	Flex Interconnect 1603 Watson Ct. Back of bldg. Flammables cabinets, drums marked empty. Creek is to the rear of the cabinets.	250 ft
18	P1050373	49	N37°24'38.6" W121°53'2.7"	Flex Interconnect 1603 Watson Ct. Back of bldg. Flammables cabinets, drums marked empty. Creek is to the rear of the cabinets.	250 ft
19	P1050374	49	N37°24'38.6" W121°53'2.7"	Flex Interconnect 1603 Watson Ct. Back of bldg. View to show location of creek, behind cars.	250 ft
20	P1050358	49	N37°24'38.6" W121°53'2.7"	1609-1629 Watson Ct., Vector Fabrication Inc., and KML Engineering Corp. building entrance. Note that the sign indicates "PCB Manufacturing." In this case, "PCB" indicates printed circuit boards.	250 ft
21	P1050361	49	N37°24'38.6" W121°53'2.7"	1609-1629 Watson Ct., Vector Fabrication Inc., and KML Engineering Corp.	250 ft
22	P1050367	49	N37°24'39.1" W121°53'5.1"	Waste oil cast aside near creek (in background). In lot next to Vector Fabrication.	250 ft
23	P1050376	49	N37°24'37.9" W121°53'1.4"	Cordova Printed Circuits, 1648 Watson Ct. Front entry.	250 ft
24	P1050378	49	N37°24'36.1" W121°53'2.2"	Cordova Printed Circuits, 1648 Watson Ct. Back area.	250 ft

25	P1050381	56	N37°24'29.6" W121°54'5.4"	Kaiser Experimental Labs, 1600 S. Main St., could not be located. This is the apparent location, now an empty lot, which is fenced off. Note the distressed vegetation. #1 of 3	4920 ft
26	P1050382	56	N37°24'29.6" W121°54'5.4"	Kaiser Experimental Labs, 1600 S. Main St., #2 of 3	4920 ft
27	P1050383	56	N37°24'29.6" W121°54'5.4"	Kaiser Experimental Labs, 1600 S. Main St., #3 of 3	4920 ft
28	P1050396	N/A	N37°25'13.1" W121°53'16.3"	CFN Gas Station. USTs about 60' from creek.	60 ft
29	P1050392	N/A	N37°25'31.4" W121°53'25.9"	AST, possibly a propane tank, located about 700' from creek at Bottomley Distributing Co., 755 Yosemite Dr.	700 ft
30	P1050393	N/A	N37°25'30.1" W121°53'25.3"	UST, located about 500' from creek at Bottomley Distributing Co., 755 Yosemite Dr.	500 ft
31	P1050394	N/A	N37°25'20.6" W121°53'19.5"	Five white plastic ASTs, located about 500' from creek, containing unknown liquid. Tanks are in operation and are secured behind fence.	500 ft
32	P1050395	N/A	N37°25'20.6" W121°53'19.5"	Five white plastic ASTs, located about 200' from creek, containing unknown liquid. Tanks are in operation and are secured behind fence.	200 ft
33	P1050390	N/A	N37°25'40.8" W121°53'24.4"	A rare instance of HW discarded into the creek. In this case, one gallon of antifreeze.	0 ft
34	P1050386	N/A	N37°25'1.3" W121°53'13.1"	Berryessa Creek, looking north. This is the area near Montague Expressway. A typical view.	0 ft
35	P1050387	N/A	N37°25'8.6" W121°53'14.5"	RR bridge crossing the creek. Note that high-voltage lines cross the creek in a few locations also.	0 ft
36	P1050388	N/A	N37°25'32.2" W121°53'23.5" (approximate location)	Confluence of Berryessa and Piedmont Creeks.	0 ft

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37	P1050389	N/A	N37°25'1.3" W121°53'13.1" (approximate location)	Berryessa Creek toward State Highway 237.	0 ft
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Figure 1. Tank-type transformer, pole-mounted. Blue label near bottom left of tank indicates PCB-free.



Figure 2. 1650 Watson Ct. Ground-mounted transformer to the right (typical).



Figure 3. Ground-mounted transformer #T1142 near 1658 Watson Ct.



Figure 4. A ground-mounted transformer located near creek at 682 S. Hillview Dr., TDK Headway Technologies, Inc.



Figure 5. Return line for the fuel waste vapor tank.



Figure 6. Waste Fuel Vapor Tank (behind secure enclosure).

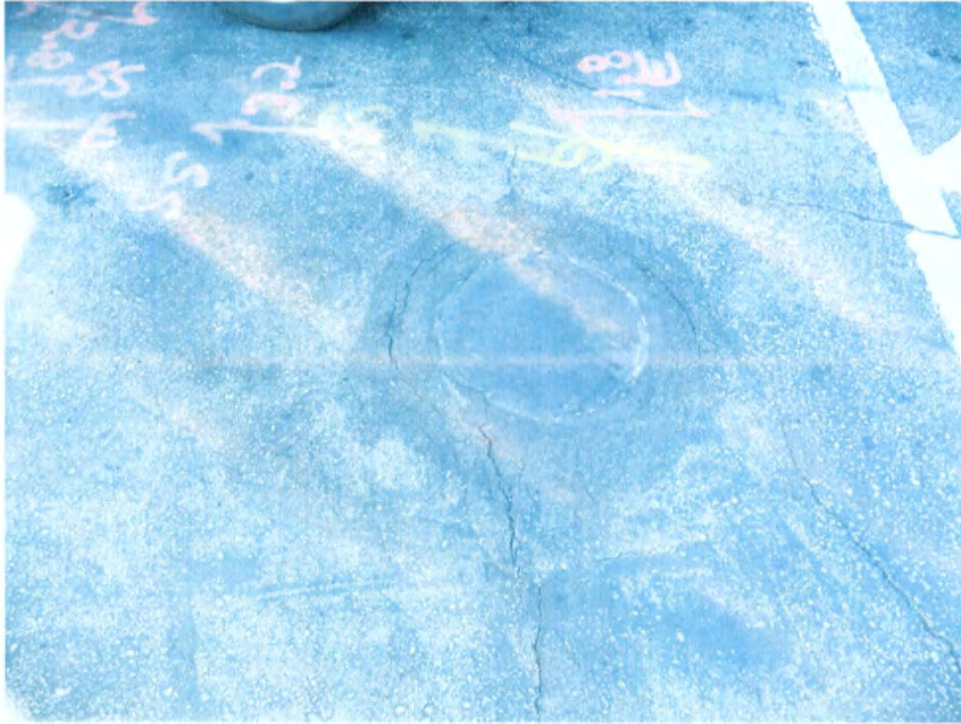


Figure 7. Repaired road surface where old UST may have been located.



Figure 8. Overview of Shell Oil Co.



Figure 9. Grace Alliance Church, formerly DEVCON Construction Co.



Figure 10. Entrance to Iron Mountain Co. (formerly COMAC).



Figure 11. Rear of Iron Mountain Co. building.



Figure 12. 1660 Watson Ct.; now Emotion Co., formerly Landmark Labels.



Figure 13. Peoples Associates, formerly Intersil Corp., 1996 Tarob Ct.



Figure 14. 1831-1841 Tarob Ct., DDI, formerly "Industrial Building"



Figure 15. Stonegate residential development. No RECs apparent, however land use controls in effect.



Figure 16. 1603 Watson Ct. Flex Interconnect, case closed 4/12/2000.



Figure 17. Flex Interconnect 1603 Watson Ct. Back of bldg. Flammables cabinets, drums marked empty. Creek is to the rear of the cabinets.



Figure 18. Flex Interconnect 1603 Watson Ct. Back of bldg. Flammables cabinets, drums marked empty. Creek is to the rear of the cabinets.



Figure 19. Flex Interconnect 1603 Watson Ct. Back of bldg. View to show location of creek, behind cars.



Figure 20. 1609-1629 Vector Fabrication Inc., and KML Engineering Corp. building entrance. Note that the sign indicates "PCB Manufacturing." In this case, "PCB" indicates printed circuit boards.



Figure 21. 1609-1629 Vector Fabrication Inc., and KML Engineering Corp.



Figure 22. Waste oil cast aside near creek (in background). In lot next to Vector Fabrication.



Figure 23. Cordova Printed Circuits, 1648 Watson Ct. Front entry.



Figure 24. Cordova Printed Circuits, 1648 Watson Ct. Back area.



Figure 25. Kaiser Experimental Labs, 1600 S. Main St., could not be located. This is the apparent location, now an empty lot, which is fenced off. Note the distressed vegetation. #1 of 3



Figure 26. Kaiser Experimental Labs, 1600 S. Main St. #2 of 3



Figure 27. Kaiser Experimental Labs, 1600 S. Main St., #3 of 3



Figure 28. CFN Gas Station. USTs about 60' from creek.



Figure 29. AST, possibly a propane tank, located about 700' from creek at Bottomley Distributing Co., 755 Yosemite Dr.



Figure 30. UST, located about 500' from creek at Bottomley Distributing Co., 755 Yosemite Dr.



Figure 31. Five white plastic ASTs, located about 500' from creek, containing unknown liquid. Tanks are in operation and are secured behind fence.



Figure 32. Five white plastic ASTs, located about 200' from creek, containing unknown liquid. Tanks are in operation and are secured behind fence. (Second view)



Figure 33. A rare instance of HW discarded into the creek. In this case, one gallon of antifreeze.



Figure 34. Berryessa Creek, looking north. This is the area near Montague Expressway. A typical view.



Figure 35. Railroad bridge crossing the creek.

Note that high-voltage lines cross the creek in a few locations also.



Figure 36. Confluence of Berryessa and Piedmont Creeks.



Figure 37. Berryessa Creek toward State Highway 237.

16.4 HISTORICAL RESEARCH DOCUMENTATION

Historical Literature Reviews

Historical literature reviews were performed by Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford CT 06461 on May 19, 2011.

16.4.1 AERIAL PHOTOGRAPHS

Aerial photographs were provided in the EDR report (Ref 5).

16.4.2 HISTORICAL PHOTOGRAPHS AND DOCUMENTS

Historical photographs and documents were provided in the EDR report (Ref 5).

16.4.3 FIRE INSURANCE MAPS

Fire insurance maps were not researched in order to expedite the production of the historical records report.

16.4.4 HISTORICAL TOPOGRAPHICAL MAPS

Historical topographic maps were provided in the EDR report (Ref 5).

16.5 TOPOGRAPHIC MAPS – See Site Plan

16.6 REGULATORY RECORDS DOCUMENTATION

REGULATORY LISTS OF HTRW SITES

16.6.1 STANDARD ENVIRONMENTAL RECORD SOURCES

The following Federal environmental record sources were searched:

National Priority List

Proposed National Priority List Sites

National Priority List Deletions

Federal Superfund Liens

Comprehensive Environmental Response, Compensation and Liability Information System

CERC-NFRAP – CERCLA Archived Sites
CERCLA Lien Information
Federal RCRA CORRACTS Facilities List
RCRA – TSDF List
Federal RCRA Large Quantity Generators List
Federal RCRA Small Quantity Generators List
RCRA Conditionally Exempt Small Quantity Generator List
RCRA Non-Generators List
Federal Engineering Controls Registries
Federal Institutional Controls Registries
Federal Emergency Response Notification System List
Hazardous Materials Incident Reporting System
DOT OPS – Incident and Accident Data
US Clandestine Drug Labs
US Brownfields
Department of Defense Sites
Formerly Used Defense Sites
Land Use Control Information System
Superfund Consent Decrees
Records of Decision
Uranium Mill Tailings Sites
Open Dump Inventory
Torres Martinez Reservation Illegal Dump Site Locations
Mines Master Index File
Toxic Chemical Release Inventory System
Toxic Substances Control Act
FIFRA/TSCA Tracking System
FIFRA/TSCA Tracking System Administrative Case Listing
Section 7 Tracking Systems
Integrated Compliance Information System
PCB Activity Database System
Material Licensing Tracking System
Radiation Information Database
Facility Index System/Facility Registry System
RCRA Administrative Action Tracking System
State Coalition for Remediation of Drycleaners Listing
Coal Combustion Residues Surface Impoundments List
PCB Transformer Registration Database
Steam-Electric Plan Operation Data
Federal Facility Site Information Listing
Underground Storage Tank Listing
National Clandestine Laboratory Register

The following State, Tribal and Local environmental record sources were searched:

Historical Calsites Database
Hazardous Substance Cleanup Bond Act

Toxic Pits Cleanup Act Sites
Solid Waste Information System
State and Tribal Landfill and/or SW Disposal Site Lists - Solid Waste Information System
Waste Discharge System
NPDES Permits Listing
Waste Management Unit Database
Cortese Hazardous Waste and Substances Sites List
CA HIST Cortese
California Recycling Facilities
Leaking Underground Storage Tank Incident Reports
Active and Inactive Underground Storage Tank Locations
California SLIC List
California Registered Underground Storage Tank Database
California Historical Registered Underground Storage Tank Database
Environmental Liens Listing
Statewide Environmental Evaluation and Planning System
California Hazardous Material Incident Report System
Proposition 65 Incident List
Land Use Restrictions List
Low Threat Level Properties
Cleaner Facilities
Well Investigation Program Case List
Clandestine Drug Labs
Confirmed DTSC Release Sites
Hazardous Waste Manifest Data List
Air Toxics and Criteria Pollutant Emissions Data
ENVIROSTOR Database
Registered Waste Tire Haulers Listing
Hazardous Waste Transporters
Medical Waste Management Program Listing
Certified Processors Database
State and Tribal Leaking Storage Tank Lists – SLIC and Indian LUST
Indian Reservations
Report on the Status of Open Dumps on Indian Lands
Leaking Underground Storage Tanks on Indian Land
Underground Storage Tanks on Indian Land
State and Tribal Voluntary Cleanup Sites – Voluntary Cleanup Priority Listing

16.6.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Other Sources:

HW Manifest Tracking List
Manufactured Gas Plants - EDR Proprietary List

16.6.3 RECORDS RESEARCH REPORT

The Records Research Report (Ref 5) is included on the Crystal server under engineering\Environmental Engineering\Berryessa\EDR Report.

16.7 INTERVIEW DOCUMENTATION

INTERVIEW #1

Name: Mr. Will Chase
General Manager
Emotion
1664 Watson Ct.
Milpitas, CA 95035

Contact Information: Phone (408) 333-9778

Contacted by: Thomas Kellogg CESP-K-ED-EC
Kee Chan CESP-K-ED-EC

Date: June 21, 2011

Mr. Chan was not aware of any chemical spills in the past. His company, which has taken the space formerly occupied by Landmark Label, is primarily concerned with warehousing. They store at maximum two 55-gallon drums of waste oil and antifreeze.

Action Taken: None

INTERVIEW #2

Name: Mr. Donald Peoples
President
Peoples Associates, Structural Engineers
1996 Tarob Ct.
Milpitas, CA 95035-6824

Contact Information: Phone (408) 957-9220

Contacted by: Thomas Kellogg CESPK-ED-GC
Kee Chan CESPK-ED-EC

Date: June 21, 2011

Mr. Peoples is president of an engineering firm of about 30 people. He freely offered the interviewing team a copy of the ESA that he obtained when he purchased the property. He was aware of the possibility of releases of HM in the past and did "due diligence" in the course of purchasing the property. The phase I ESA was performed by Environmental Risk Solutions, 20110 River Blvd, PO Box 732, Monte Rio, CA 95462 on August 20, 2006, Asset # 23293, WR #26852. The report indicated "the analytical data suggests that hazardous materials and wastes were properly managed at the facility and that significant impacts to the subsurface have not occurred." It concluded that no further action was warranted. An appendix to the ESA is titled "Hazardous Materials Facility Post-Closure Report" by DECON Environmental Services, 23490 Connecticut St., Hayward CA 94545, (510) 732-6444.

Action Taken: None

16.8 SPECIAL CONTRACTUAL CONDITIONS

There are no special contractual conditions.

16.9 QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONALS

The persons who conducted this environmental site assessment are registered environmental assessors, class I. This registration is with the State of California.